

SITE #2

Xenia Industrial Park III (Bales Property)

February 2004

56.5 acres available, price \$18,000 - \$20,000 per acre range, plus utility extensions if applicable. This site is adjacent to the Xenia Industrial Park I and II. (If purchased as a single parcel, price is negotiable in the 15,000 per acre range).



Location: Northeast quadrant of US 35 / 68 interchange - entrance to park 1/4 mile North on US 68.

The property was added to the Xenia Industrial Park in 1996, and has frontage along limited access U. S. Route 35.

Total Acres Involved: 56.523 acres

Price: Negotiable in \$18,000 - \$20,000 per acre range, plus utility extensions (if applicable). (If purchased as a single parcel, price negotiable in \$15,000 per acre range).

Zoning: Industrial-2, City of Xenia

Soil Boring Information: Not currently available.

Environmental Audit: Not currently available.

Highway Access: Access to the U.S. 68 and U.S. 35 interchange is approximately 2 mile via Burnett Drive or Enterprise Lane and Patton Street in the Xenia Industrial Park. Vehicular traffic access is also available from Birch Road or Hoop Road.

I-675 is approximately 8 miles west via 4-lane U.S. Route 35 and I-70, I-71, and I-75 are all within 15 miles via U.S. Routes 35, 42, or 68.

Rail Availability: None

Airports: Greene County Airport - 4 miles west - 4,500 ft. runway. Springfield Municipal Airport - 12 miles north - 5,500 ft. & 10,000 ft. runways. Dayton International Airport - 28 miles northwest.

Utilities: Water - City of Xenia

A 12" line and a 750,000 gallon water tower is adjacent to the site and located at the southwest corner of the property. Water main pressure is in the 70-80 PSI range at the fire hydrant near the end of existing Burnett Drive.

Storm Water - on-site detention/retention.

Sanitary Sewer - City of Xenia

An 8" line is located at the property line in Burnett Drive and in Enterprise Lane.

Electricity - [Dayton Power & Light Co.](#)

12,470 volt primary service is available, along with 3 phase secondary service as required.

Natural Gas - [Vectren Energy Delivery of Ohio](#)

A 2" I.P.S. (5 PSI) line is located in Burnett Drive, and a 4" M.P.S. (20-30 PSI) line is located in Birch Road, approximately 1,000 feet west of the site.

Telecommunications - SBC

The Xenia switching station is digital with fiber optic lines.

Construction Permits: City of Xenia/Greene County

Utility Permits: City of Xenia (Water & Sewer)
[Dayton Power & Light](#) (Electricity)
[Vectren Energy Delivery of Ohio](#) (Natural Gas)

For site information contact **Steve Brodsky, City of Xenia Development Department**,
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